



Cottonwood Heights

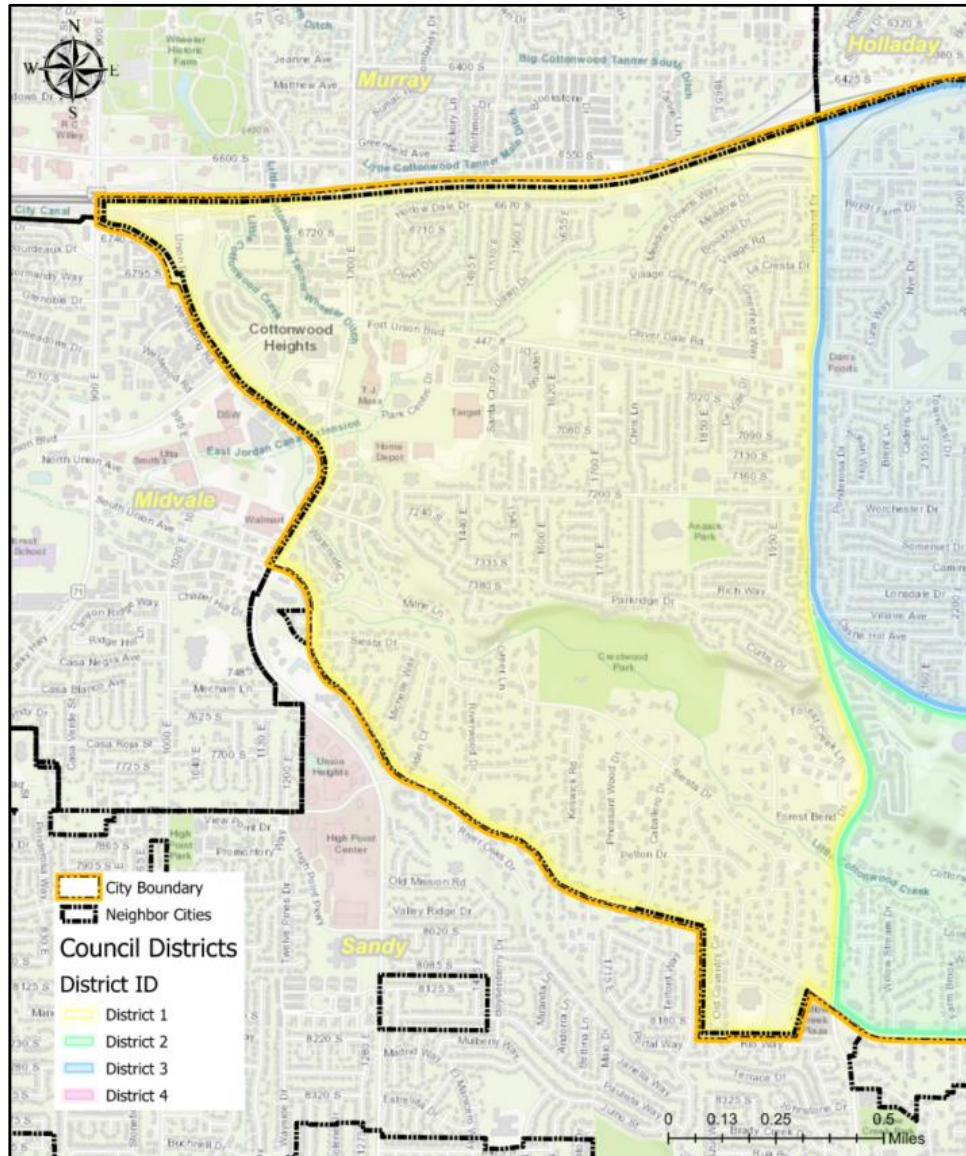
Community & Economic Development Department

Major Development Activity Report November 2021

View the Interactive Map [here](#).

District One

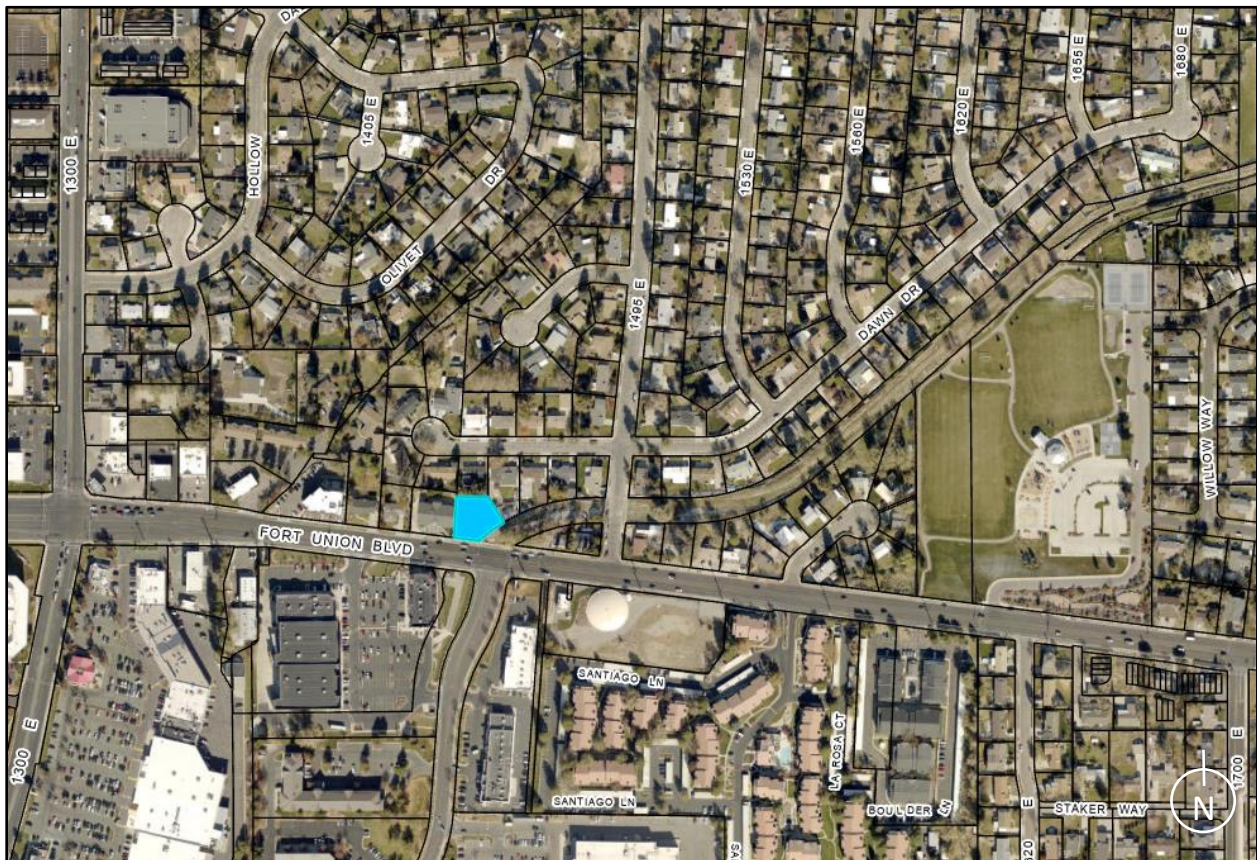
Councilmember Douglas Petersen



COUNCIL DISTRICT 1

NEW PROJECT

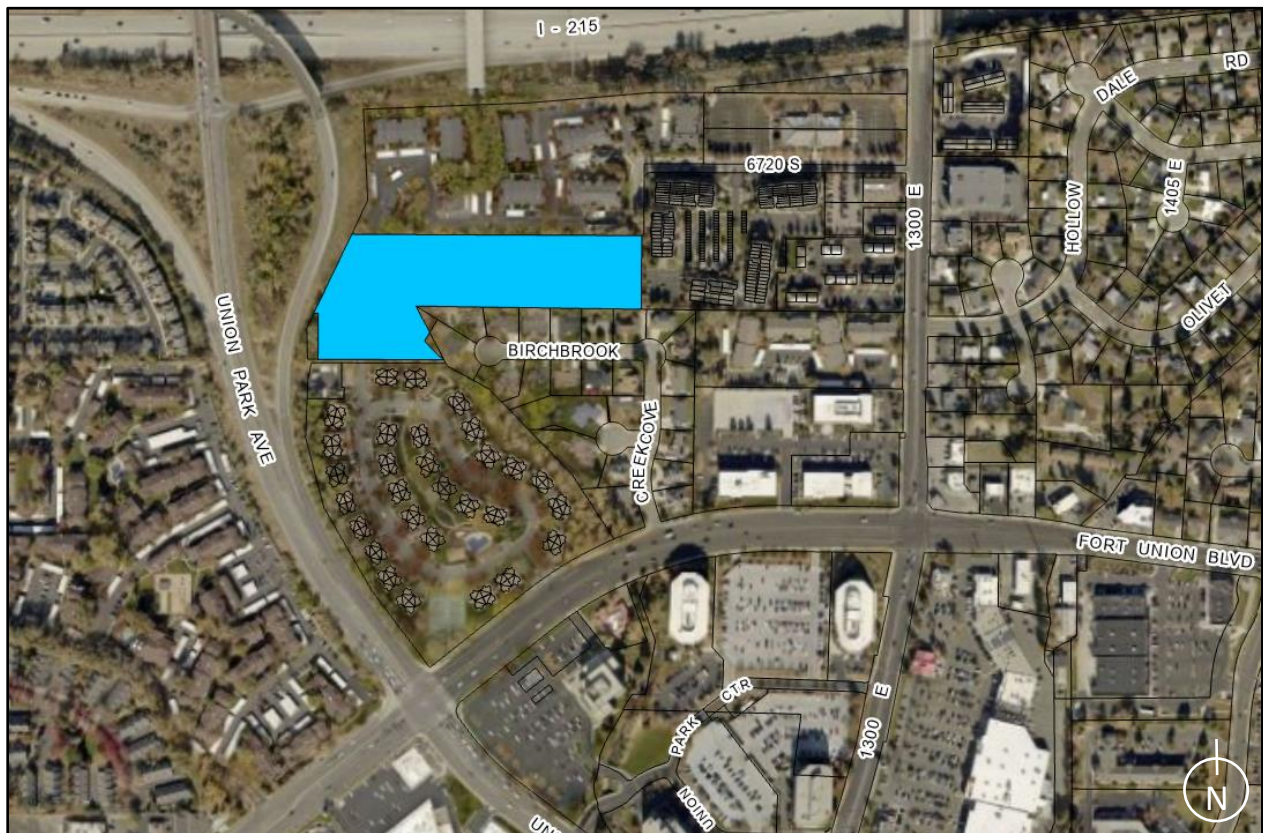
File: CUP-21-016	Project Name: Utah Audio
Address: 1441 E. Fort Union Blvd.	Applicant: Bryan Bone
Type of Application: Conditional Use Permit	Project Zoning: Neighborhood Commercial (NC)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
Status: This request for conditional use approval of an audio retail store within an existing commercial building was unanimously approved by the Planning Commission during their December 1, 2021 meeting. The Commission added two conditions to their approval in order to address parking lot circulation and protection of the adjacent East Jordan Canal Trail.	



COUNCIL DISTRICT 1

PROJECT UPDATE

File: FDP-20-001	Project Name: ICO Floodplain Development
Address: 6784 S. 1300 E.	Applicant: ICO Fort Union
Type of Application: Floodplain Development	Project Zoning: PDD-1 (Walsh)
Next Meeting: Not Applicable	Staff Contact: Mike Johnson
Status: This floodplain development application is being reviewed by city staff in conjunction with FEMA as part of the building permit process for this multi-family project. Additionally, staff reviews are underway for Phase 2 of the project, as well as a site bridge and landscaping.	



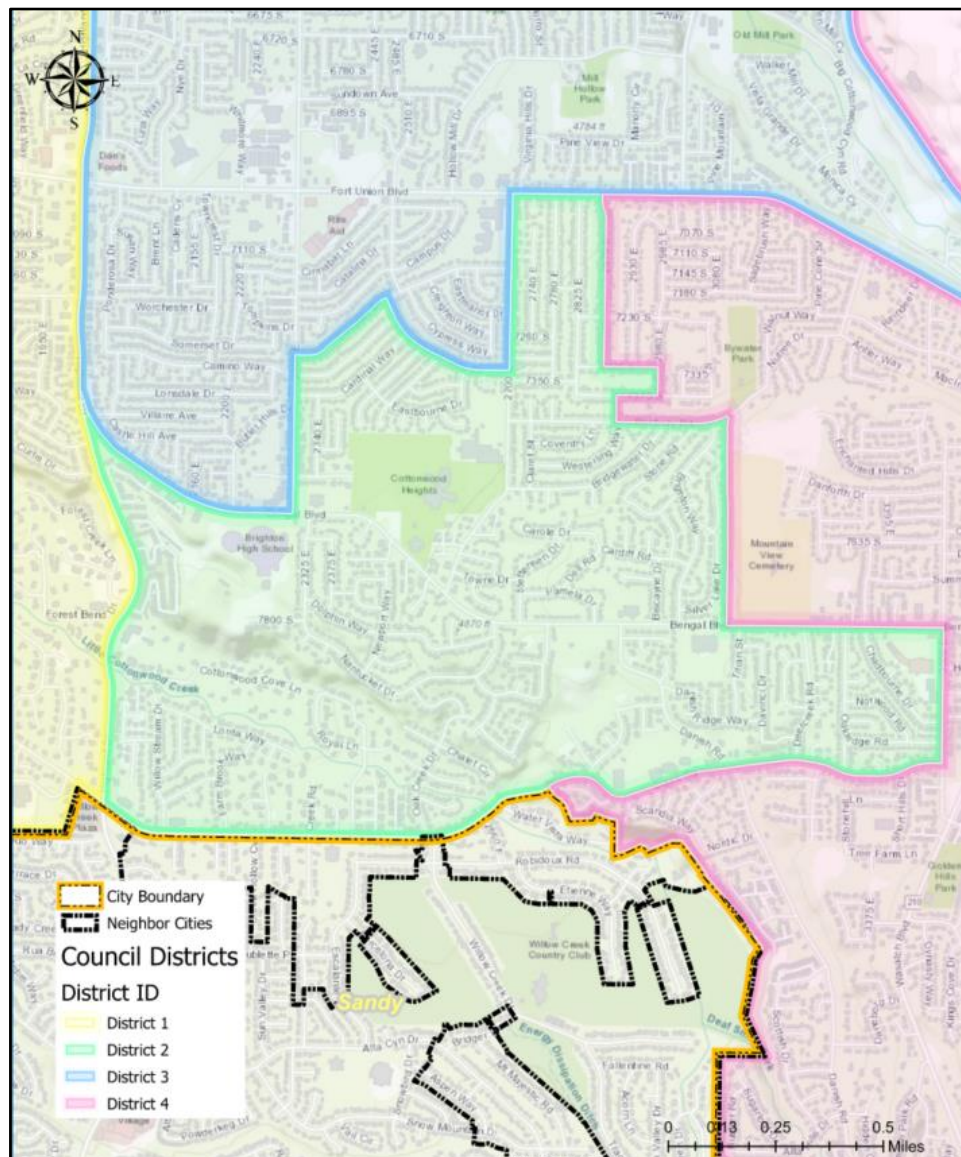
District 1

Significant Building Permits

Permit #	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0816	TI - Angry Korean Restaurant	Tenant Improvement	6945 S Union Park Center	1
BP.21.0724	TI - Big Blue Swim School	Tenant Improvement	1340 E. Park Centre Dr	1

District Two

Councilmember Scott Bracken



District 2

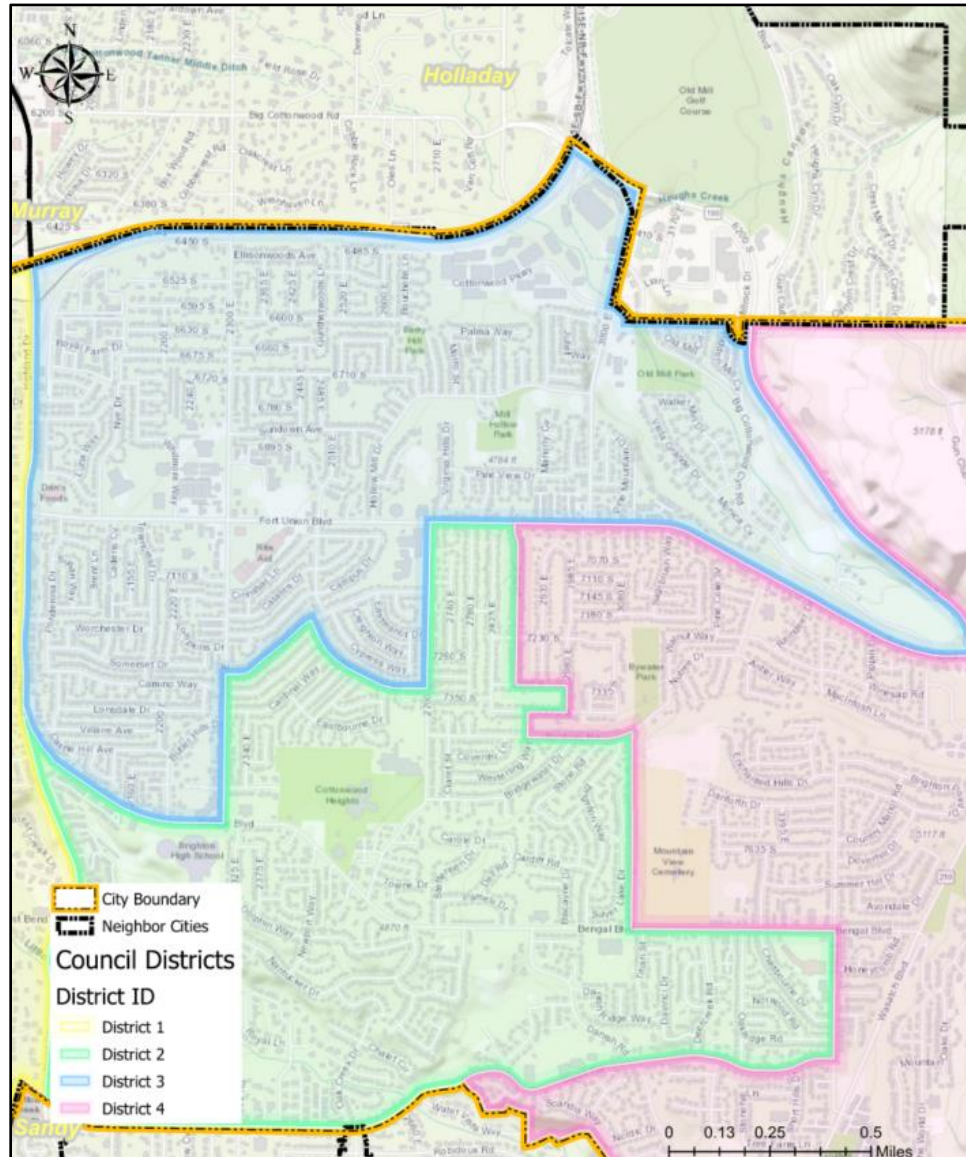
No New Land Use Applications

Significant Building Permits

Permit #	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0506	TI - Smith's Grocery Store	Tenant Improvement	3470 E Bengal Blvd.	2

District Three

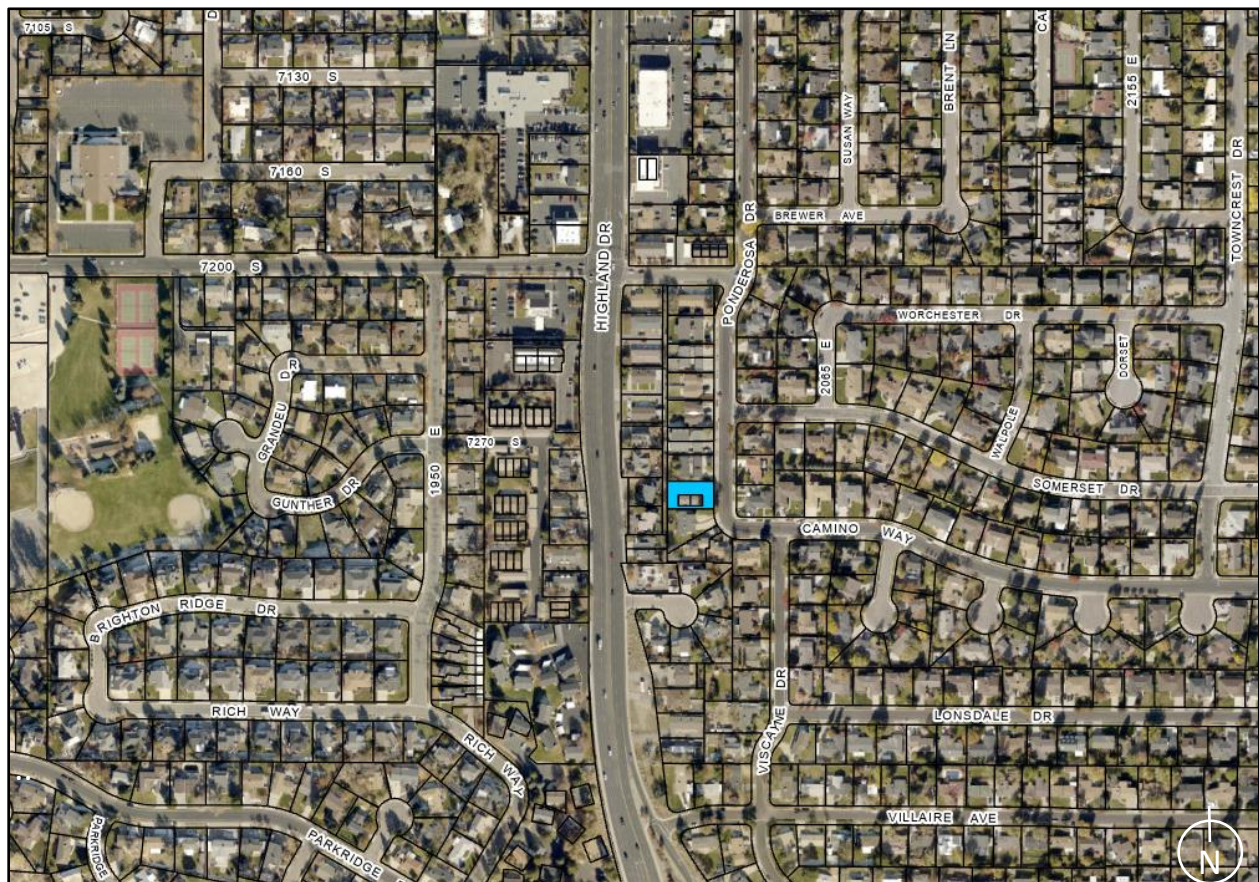
Councilmember Tali Bruce



COUNCIL DISTRICT 3

NEW PROJECT

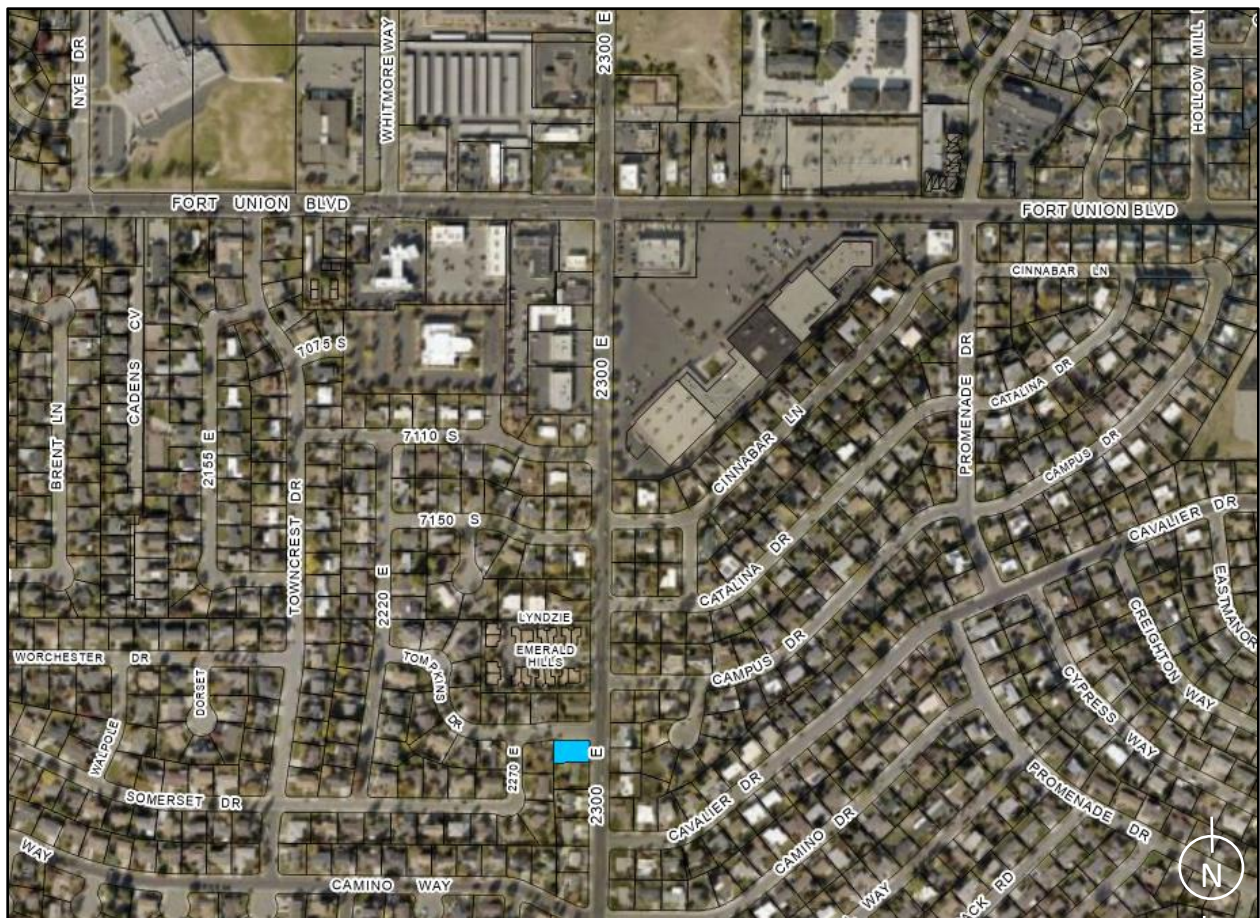
File: SUB-21-006	Project Name: Murray No. 7 Plat Amended
Address: 7280 S. Ponderosa Dr.	Applicant: Todd and Stacy Bradley
Type of Application: Subdivision Amendment	Project Zoning: Residential Multi-Family (R-2-8)
Next Meeting: Not Applicable	Staff Contact: Andy Hulka
Status: This application constitutes a request to amend an existing two-family dwelling from three parcels (two units and surrounding common area), to two parcels (two units each with their own yard space). This request was approved unanimously by the Planning Commission during their December 1, 2021 meeting, with the added condition that the altered lot line not compromise access to either existing unit.	



COUNCIL DISTRICT 3

PROJECT UPDATE

File: SUB-21-005	Project Name: The View at Cottonwood
Address: 7274 S. 2300 E.	Applicant: Michael Lobb
Type of Application: Minor Subdivision	Project Zoning: Residential Multifamily (R-2-8)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
Status: This minor subdivision constitutes a request to divide a proposed two-family dwelling into two separate parcels, in order to allow separate ownership of each unit. Corrections from the first staff review have been sent to the applicant, and the project is pending resubmittal.	



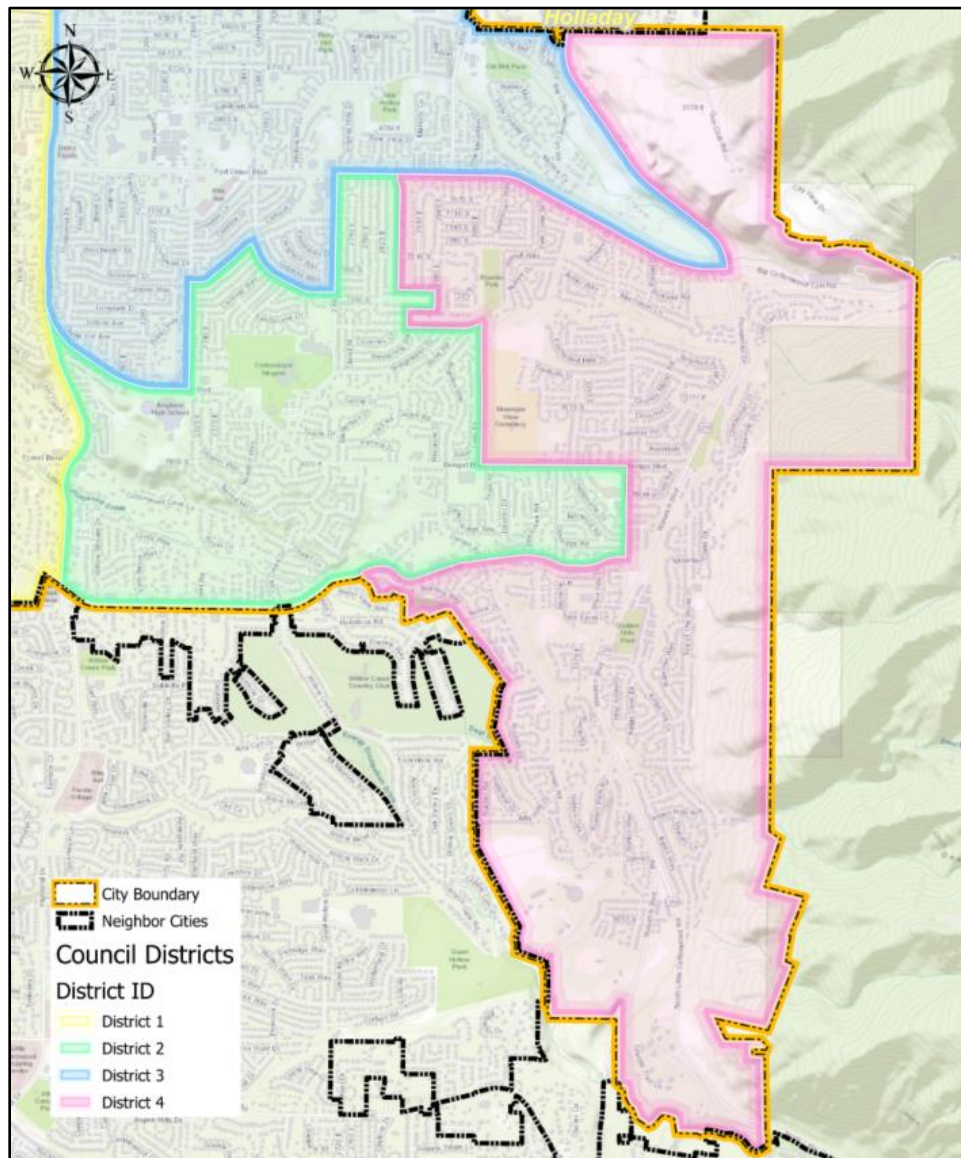
District 3

Significant Building Permits

Permit #	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0571	NSFD - Billington	New SFD	6860 S VIRGINIA HILLS DR	3
BP.21.0829	TI - Taulia	Tenant Improvement	2825 E Cottonwood Parkway	3
BP.21.0818	TI - Remax	Tenant Improvement	7070 S 2300 E	3
BP.21.0807	TI - Peterson Partners	Tenant Improvement	2755 E Cottonwood Pkwy #400	3

District Four

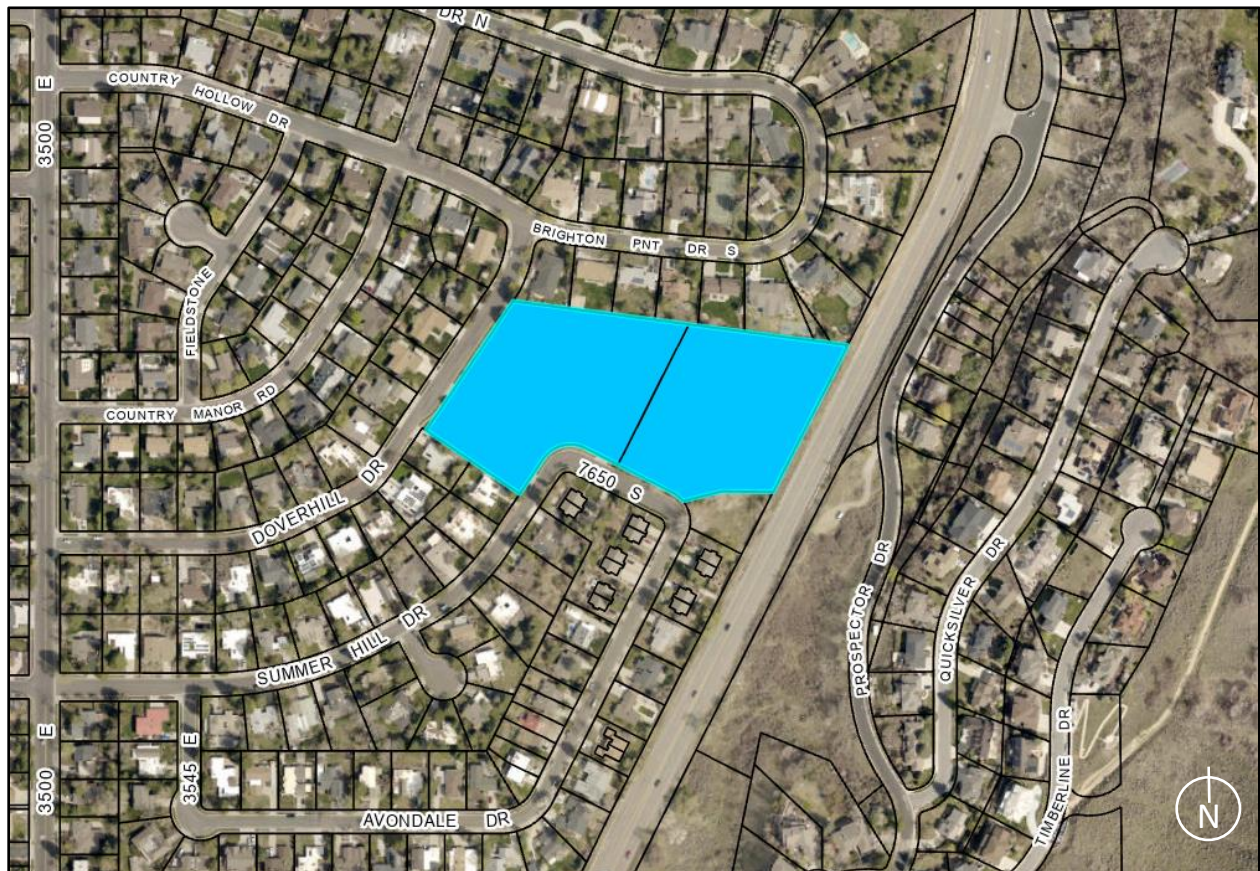
Councilmember Christine Mikell



COUNCIL DISTRICT 4

NEW PROJECT

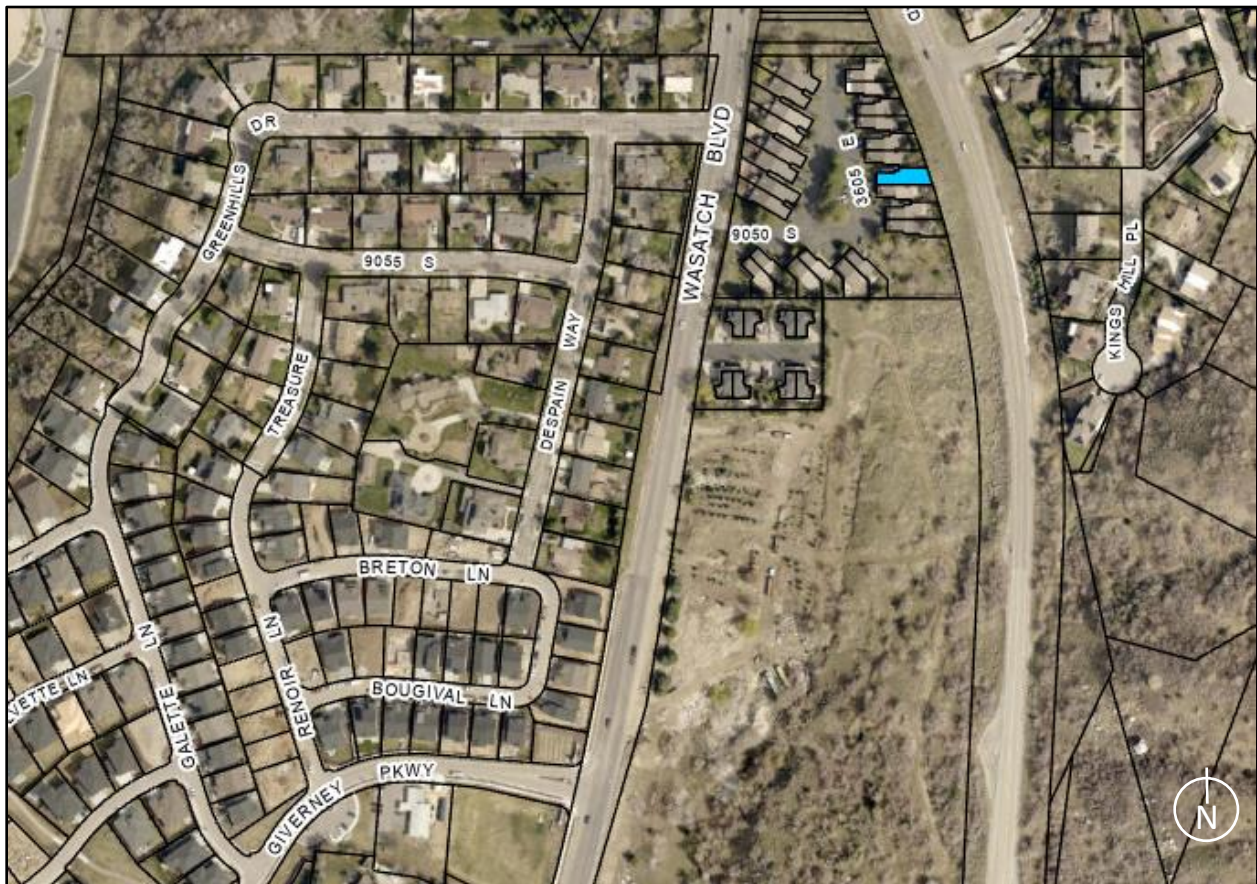
File: SUB-21-007	Project Name: Doverhill Subdivision
Address: 3625 E. Doverhill Dr.	Applicant: Ivory Homes
Type of Application: Planned Unit Development	Project Zoning: Residential Single-Family (R-1-8)
Next Meeting: Planning Commission – January 5, 2022	Staff Contact: Mike Johnson
Status: This application constitutes a request for a planned unit development (PUD) across six acres of property, including 17 single-family lots and a four-acre public open space to be owned and maintained by the city. During their December 1, 2021 meeting, the Planning Commission continued this item to allow for continued collaboration with the applicant on several design components.	



COUNCIL DISTRICT 4

NEW PROJECT

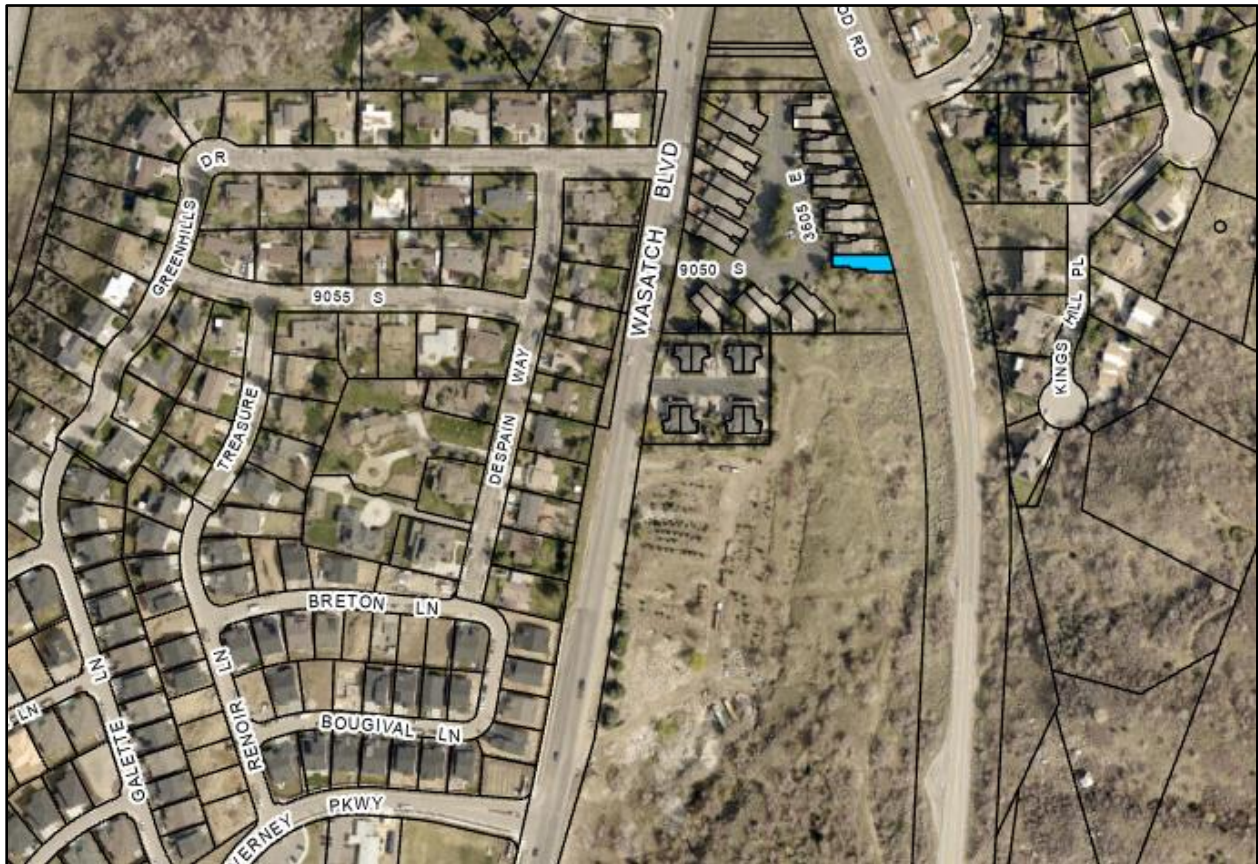
File: CUP-21-017	Project Name: Lunt Short-Term Rental (1)
Address: 9035 S. 3605 E.	Applicant: Jeffrey Lunt
Type of Application: Short-Term Rental	Project Zoning: Residential Multi-Family (R-2-8)
Next Meeting: Administrative Hearing – December 2021	Staff Contact: Maverick Yeh
Status: This application for a short-term rental is one of three submitted by the same applicant, representing three different units within the Canyon Place development. It will be reviewed as a conditional use permit at an Administrative Hearing in December.	



COUNCIL DISTRICT 4

NEW PROJECT

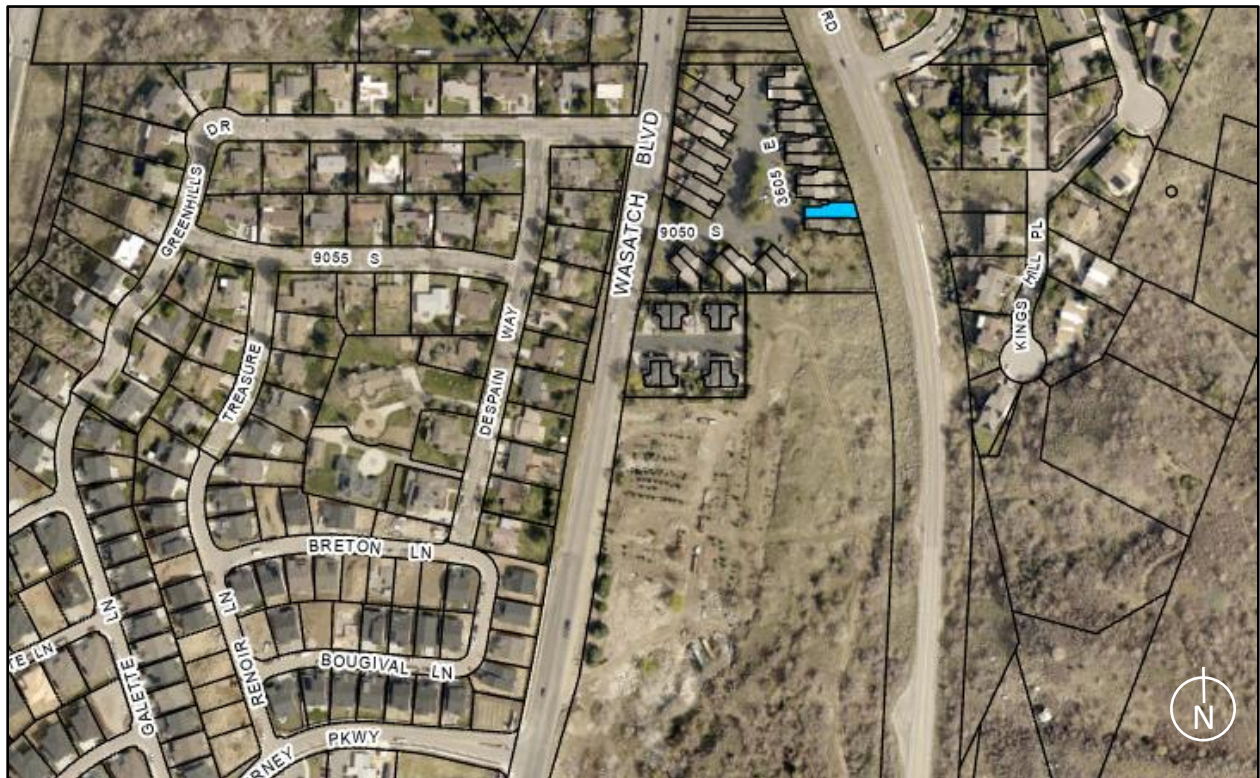
File: CUP-21-018	Project Name: Lunt Short-Term Rental (2)
Address: 9041 S. 3605 E.	Applicant: Jeffrey Lunt
Type of Application: Accessory Dwelling Unit	Project Zoning: Residential Multi-Family (R-2-8)
Next Meeting: Administrative Hearing – December 2021	Staff Contact: Maverick Yeh
Status: This application for a short-term rental is one of three submitted by the same applicant, representing three different units within the Canyon Place development. It will be reviewed as a conditional use permit at an Administrative Hearing in December.	



COUNCIL DISTRICT 4

NEW PROJECT

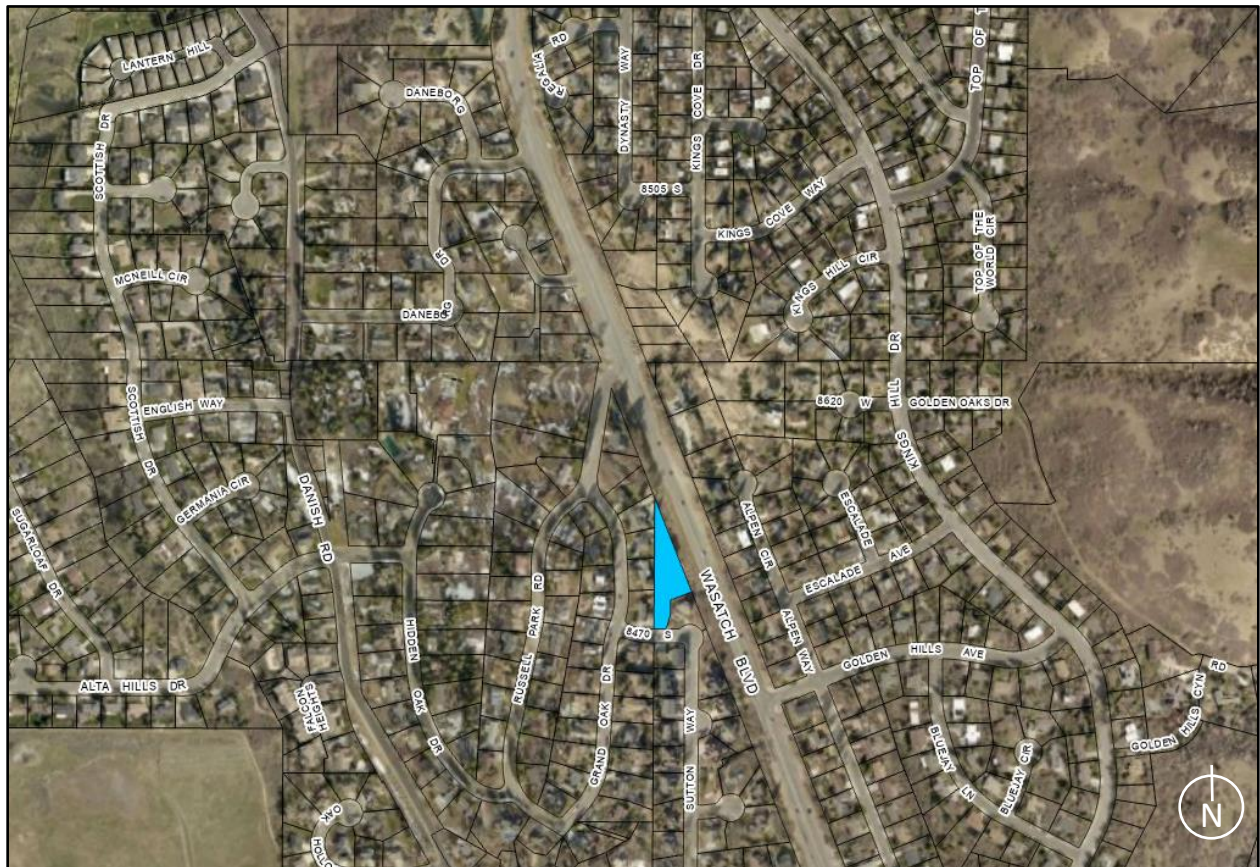
File: CUP-21-019	Project Name: Lunt Short-Term Rental (3)
Address: 9043 S. 3605 E.	Applicant: Jeffrey Lunt
Type of Application: Accessory Dwelling Unit	Project Zoning: Residential Multi-Family (R-2-8)
Next Meeting: Administrative Hearing – December 2021	Staff Contact: Maverick Yeh
Status: This application for a short-term rental is one of three submitted by the same applicant, representing three different units within the Canyon Place development. It will be reviewed as a conditional use permit at an Administrative Hearing in December.	



COUNCIL DISTRICT 4

PROJECT UPDATE

File: ADU-21-001	Project Name: Breen Accessory Dwelling Unit
Address: 3507 E. 8740 S.	Applicant: Adam Breen
Type of Application: Accessory Dwelling Unit	Project Zoning: Residential Single-Family (R-1-8)
Next Meeting: To be Determined	Staff Contact: Andy Hulka
Status: This request for a detached accessory dwelling unit has been reviewed by staff pursuant to the city's recently adopted ADU ordinance. Staff sent corrections to the applicant in October and the project is pending resubmittal.	



COUNCIL DISTRICT 4

PROJECT UPDATE

File: AHO-21-003	Project Name: Kerchner Addition
Address: 7326 S. Prospector Dr.	Applicant: James and Jan Kerchner
Type of Application: Expansion of a Nonconforming Structure	Project Zoning: Public Facilities (PF)
Next Meeting: Appeals Hearing Officer – December 16, 2021	Staff Contact: Andy Hulka
Status: This application is a request to construct an addition to an existing single-family home within the Public Facilities Zone. The home is considered a legal nonconforming structure, as the zone does not allow residential uses but the home was constructed in 1978, prior to city incorporation.	



COUNCIL DISTRICT 4

PROJECT UPDATE

File: LLA-21-003	Project Name: Valentiner Lot Line Adjustment
Address: 4106 E. Prospector Dr.	Applicant: Niels Valentiner
Type of Application: Lot Line Adjustment	Project Zoning: Residential Single-Family (R-1-8)
Next Meeting: Not Applicable	Staff Contact: Andy Hulka
Status: This application is a request to adjust a lot line between two parcels under single ownership as part of a building permit project to construct a detached structure. The lot line adjustment has been approved by staff, and is pending recordation at the County level.	



COUNCIL DISTRICT 4

NEW PROJECT

File: PPP-21-001	Project Name: Canyon Centre Permit Parking
Address: Canyon Centre Pkwy.	Applicant: Brad McCleery
Type of Application: Permit Parking Program	Project Zoning: Mixed Use (MU)
Next Meeting: City Council – December 14, 2021	Staff Contact: Mike Johnson
Status: This application constitutes a resident-initiated request to implement a permit parking program along Canyon Centre Pkwy. The applicant has stated a concern over parking availability with increased neighborhood tenants as the rationale for this request. This application will be scheduled for action at the December 14, 2021 City Council meeting.	



COUNCIL DISTRICT 4

PROJECT UPDATE

File: PPP-21-002	Project Name: Racquet Club Permit Parking
Address: Racquet Club Cir.	Applicant: Jeff Chatelain
Type of Application: Permit Parking Program	Project Zoning: Residential Single Family (R-1-8)
Next Meeting: City Council – December 14, 2021	Staff Contact: Mike Johnson
Status: Similar to PPP-21-001, this application is a resident-initiated request to establish a permit parking program along Racquet Club Cir. and a portion of Racquet Club Dr. to mitigate concerns over on-street parking availability. In response to feedback received at the November 16, 2021 City Council meeting, the applicant has revised their scope of work to include more of Racquet Club Dr. This revised proposal will be scheduled for a public hearing at the December 14, 2021 City Council meeting.	



COUNCIL DISTRICT 4

PROJECT UPDATE

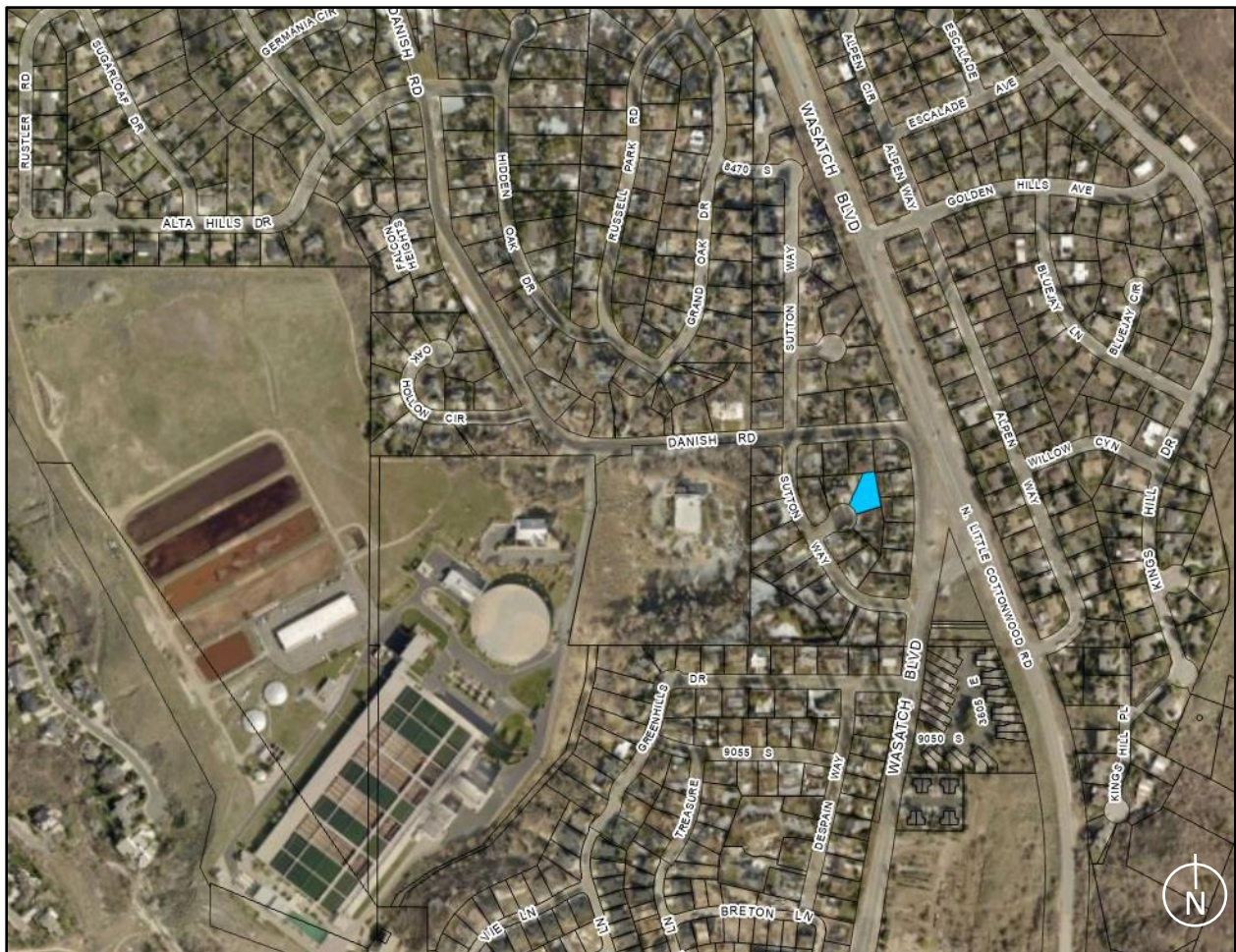
File: SUB-21-004	Project Name: Wasatch Gravel Pit Subdivision
Address: 6695 S. Wasatch Blvd.	Applicant: Rockworth
Type of Application: Minor Subdivision	Project Zoning: PDD-2 (Gravel Pit)
Next Meeting: Not Applicable	Staff Contact: Mike Johnson
Status: This subdivision application is part of the Wasatch Gravel Pit development, which was approved by the City Council earlier this year. Prior to applying for building permits for the structures, the applicant is proposing to split the property into seven lots. As a subdivision with fewer than ten lots, this application will be processed at the staff level. The first staff review was sent in October, and the project is now pending resubmittal.	



COUNCIL DISTRICT 4

PROJECT UPDATE

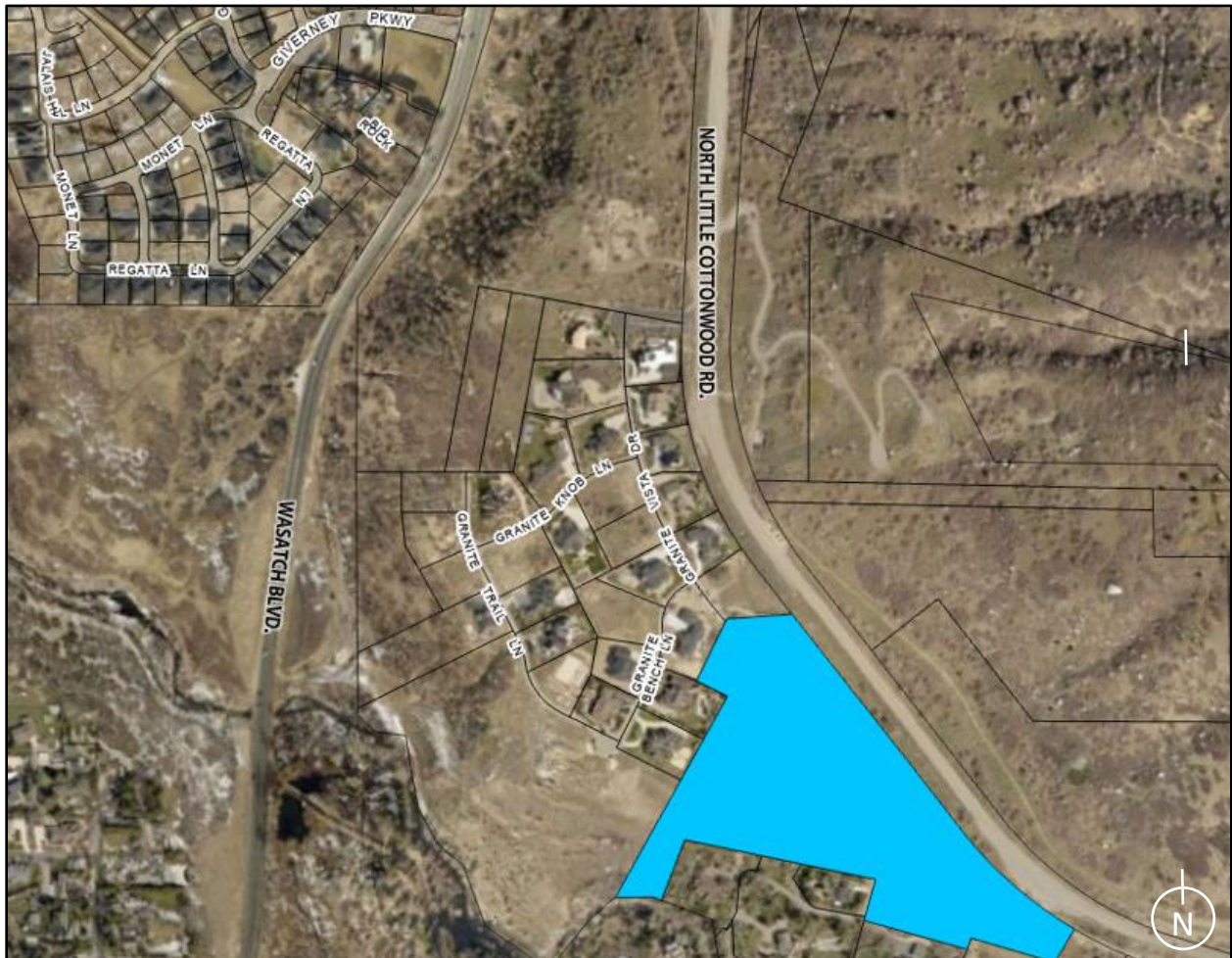
File: LLA-21-002	Project Name: Almicon Lot Line Adjustment
Address: 3555 E. Sutton Ct.	Applicant: Carlos Martin Almicon
Type of Application: Lot Line Adjustment	Project Zoning: Residential Single Family (R-1-8)
Next Meeting: Not Applicable	Staff Contact: Andy Hulka
Status: This application for a lot line adjustment at 3555 E. Sutton Ct. is part of a backyard landscaping project in which the applicant requires additional yard space to fit proposed pool and deck improvements. The application has gone through initial staff review, and is currently pending resubmittal by the applicant.	



COUNCIL DISTRICT 4

PROJECT UPDATE

File: SUB-21-003	Project Name: Superior Peak Village PUD
Address: 3802 E. North Little Cottonwood Rd.	Applicant: QRD LLC & CW Management Corporation
Type of Application: Planned Unit Development	Current Zoning: Residential Single Family (R-1-15)
Next Meeting: To be Determined	Staff Contact: Andy Hulka
Status: This Planned Unit Development application proposes to subdivide property at 3802 E. Little Cottonwood Rd. into 27 single-family units with common area interspersed throughout. The first review of this project was sent in August, and staff is waiting for updated plans to be submitted. Once these preliminary stages of staff review are complete, the project will be scheduled for public hearing and consideration by the Planning Commission.	



District 4

Significant Building Permits

Permit #	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0806	Giverny Lot 323 - NSFD	New SFD	3403 E MONET LN	4

CITY-WIDE PROJECTS

PROJECT UPDATE

Project: Open Space Master Plan

Address: City-wide

Type of Application: Master Plan Adoption

Staff Contact: Mike Johnson

This plan was formally adopted by the City Council during their November 16, 2021 meeting. It has been uploaded to the city website as part of the "Adopted and Special Plans" section within the Community Development page.

PROJECT UPDATE

Project: Mid Valley Active Transportation Plan

Address: Regional

Type of Application: Master Plan Adoption

Staff Contact: Andy Hulka

This regional plan, coordinated by Wasatch Front Regional Council, envisions an enhanced active transportation network interconnected through Cottonwood Heights, Holladay, Millcreek, Murray, Midvale, and Taylorsville. The plan will be scheduled for Planning Commission consideration in December 2021.

PROJECT UPDATE

Project: General Plan Update

Address: City-wide

Type of Application: General Plan Amendment

Staff Contact: Mike Johnson

Staff has offered office hours to receive feedback from community members, and continues encourage input through engagement with the project website (www.cottonwoodheightstomorrow.org), as well as recent social media posts. During November 2021, staff reviewed a draft outline of the plan from project consultants and provided feedback to be incorporated in the next iteration.

PROJECT UPDATE

Project: Short-Term Rental Text Amendment

Address: City-wide

Type of Application: Text Amendment

Staff Contact: Mike Johnson

Adopted by the City Council, this city-initiated text amendment clarifies enforcement protocols and other administrative elements of the short-term rental ordinance.

ECONOMIC DEVELOPMENT UPDATE

PROJECT UPDATE

Project Location: City-Wide

Staff Contact: Mike Johnson & Sherrie Martell

November 2021

- Introduced the [Business Directory](#) to the public in November's newsletter
- 11/2: Meeting with Elevated Retirement Group
- 11/9: Meeting with VIA Consulting
- 11/18 Meeting with Network Funding and Carmine's Restaurant
- 11/19: Ribbon Cutting for Wild Sage Acupuncture
- 11/19: Ribbon Cutting for Louks Greek Baby Donuts
- 11/30: Delivered donations to The Road Home with the assistance of Public Works
- Ongoing: Gathered donations for Sub for Santa
- Ongoing: Continued Love Your Locals – Shop Small Business Saturday